

## 2 Bedroom, 2 Bath Starter Home!



**Residential Property Address:** 407 Ericson St., Carroll, Ne.

**PRICE: \$54,000**

**Legal Description:** W 56' of Lots 5 & 6, Blk 1, Carroll's First Addition, Carroll, NE 68723

**Annual Tax:** \$1,042.44      **Possession date:** Negotiable      **Year Built:** 1951      **Lot size:** 56' x 100'

**Schools:** Wayne Community

**Property Description:** 2 bedroom, 2 bath ranch, located near park in Carroll. Large bedrooms and an open floor plan make this a great starter home. The basement is partially finished and could have potential for another bedroom with the addition of an egress window. Call Wendy today to schedule your showing.

### Property Details

**Roof:** Composite Shingle  
**Siding:** Hardiboard  
**Heating:** Gas Furnace  
**Cooling:** Central Air 2010  
**Water Heater:** 40 gal (Gas)  
**Water Softener:** owned  
**Utility:** Breakers  
**Propane Tank:** Owned  
**Garage:** 1 car attached

### Interior Features

Main Level	1,339 sq. ft.
Basement Finish	<u>1,153 sq. ft.</u>
Total sq. ft.	2,492 sq. ft.

Note: Excellent starter home and less then rent; close to park!

### Main Floor

**Kitchen/ Dining Room:** 9' 11" x 15'  
**Living Room:** 19' 6" x 15'  
**Full Bath:** 8' x 10' 9"  
**Master Bedroom:** 12' 2" x 14'  
**Bedroom #2:** 10' 9" x 14'  
**Laundry:** Hookups in Master bedroom as well as in basement.

### Basement

**Laundry/ Mechanical Room:** 16' x 14'  
**Bath:** 6' 7" x 14'  
**Family Room:** 19' 8" x 14' 4"  
**Office Area:** 11' 4" x 14' 4"  
**Storage:** 11' 4" x 14' 4"

(All dimensions are approximate.)



*The information contained within this data sheet, although believed to be accurate, is not warranted.*



206 Main St. Wayne, NE.

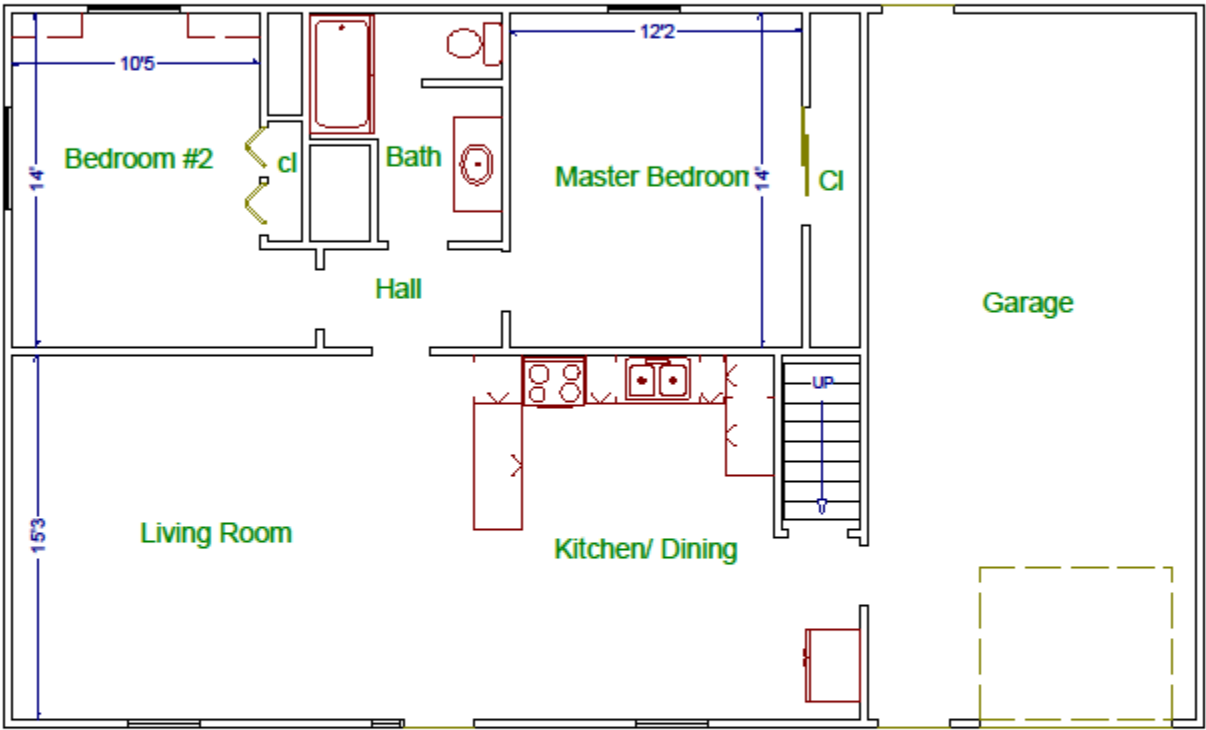
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**Wendy Vawser**  
 Residential Sales

Main Floor



Basement

